



Subdivision Review Board

Ellen Carroll, Planning
Melissa Guise, APCD
Glenn Marshall, Public Works
Leslie Terry, Public Health

AGENDA

MEETING DATE: Monday, November 07, 2016

MEETING LOCATION AND SCHEDULE

Regular Subdivision Review Board meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the first Monday of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows.

Meeting Begins		9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	2:30 p.m.	2:45 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. June 6, 2016 SRB DRAFT Minutes
3. July 11, 2016 SRB DRAFT Minutes
4. A request for a **First Time Extension** by **NAJDIK AMIRIAN** for a Conditional Use Permit and concurrent Vesting Tentative Parcel Map (SUB2008-00046 / CO 08-0115) to: 1) subdivide an existing 2.85 acre parcel into six parcels ranging in size from 9,021 square feet up to 19,475 square feet for development of a retail center; and 2) construction on the resulting parcels of five buildings of approximately 3,065 square feet, 3,128 square feet, 4,576 square feet, 4,964 square feet, and 5,145 square feet, parking for 99 vehicles, grading, and landscaping. The remainder of the property would remain as private open space. The project will result in the disturbance of approximately 2.3 acres on a 2.85 acre parcel. The project includes abandonment of Ag Hill Road that terminates at the CAL TRANS Right-of-Way along Highway 101. The proposed project is within the Commercial Retail land use category and is located at the northeast corner of Highway 101 and Vineyard Drive, in the community of Templeton. The site is in the Salinas River Sub-

area in the North County planning area. A negative declaration was approved for the project by the Subdivision Review Board on September 13, 2010.

County File Number: SUB2008-00046
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 041-211-011
Date Accepted: N/A
Recommendation: Approval

5. A request for a **First Time Extension** by **HELEN ORTIZ** for a Tentative Parcel Map (CO 06-0095) to subdivide an existing 26.66 acre parcel into two parcels of 16.19 and 10.47 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Hetrick Road and Cherokee Place. The proposed project is within the Residential Rural land use category. The project is located at the southeastern intersection of Hetrick Road and Willow Road, directly north of Cherokee Place, approximately one mile north of the community of Nipomo, in the South County Inland Sub-area of the South County planning area. A negative declaration was approved for the project by the Subdivision Review Board on September 10, 2007.

County File Number: SUB2005-00266
Supervisory District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 091-301-061
Date Accepted: N/A
Recommendation: Approval

6. A request for a **First Time Extension** by **KAREN LEE HAYNES** for a Vesting Tentative Parcel Map (CO 10-0001) to subdivide an existing 19.2 acre parcel into four parcels, including three parcels at 2.5 acres and one parcel at 10.97 acres, each for the sale and/or development of each proposed parcel. The project would result in the disturbance of approximately four acres of a 19.2 acre parcel, resulting from the development of future residences, a new shared driveway for proposed Lots 3 and 4, and road improvements. The project includes off-site road improvements to Badger Canyon Lane and Fox Canyon Lane. The project includes a request for an adjustment to the road requirement standards for Fox Canyon Lane to allow on-site basins in lieu of a paved shoulder. The proposed project is within the Residential Suburban land use category and is located on the northeast portion of the intersection of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, approximately 1 mile north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) Sub-area in the South County Planning Area. A negative declaration was approved for the project by the Subdivision Review Board on January 10, 2011.

County File Number: SUB2009-00035
Supervisory District: 3
Project Manager: Jo Manson

Assessor Parcel Number: 044-501-004
Date Accepted: N/A
Recommendation: Approval

7. A request for a **First Time Extension** by **DENNIS JOHANSEN** for a Vesting Tentative Parcel Map (CO 07-0099) to subdivide an existing 5.12 acre parcel into two parcels of 2.53 acres and 2.59 acres each for the purpose of sale and/or development. The project will result in the disturbance of approximately 21,350 square feet on a 5.1 acre parcel due to future development of a residence, and approximately 17,850 square feet of road/driveway improvements. The proposed project is within the Residential Suburban land use category and is located at 9301 Santa Margarita Road, approximately 1,270 feet west of El Camino Real, north of the community of Santa Margarita. The site is in the Salinas River Sub-area in the North County Planning Area. A negative declaration was approved for the project by the Subdivision Review Board on December 1, 2008.

County File Number: SUB2007-00005
Supervisory District: 5
Project Manager: Jo Manson

Assessor Parcel Number: 059-241-021
Date Accepted: N/A
Recommendation: Approval

HEARINGS

8. A request by **SERENADE HOMES LLC** for a Lot Line Adjustment /Coastal Development Permit (SUB2014-00065 / COAL15-0028) to adjust the lot lines between two (2) parcels of 98.5 acres and 31.8 acres, resulting in two (2) parcels of 73.3 acres and 54.6 acres. The project will not result in the creation of any additional parcels. The project site is within the Rural Lands land use category and is within the Coastal Zone. The lots are located along Avila Beach Drive approximately ¼ mile west of Ontario Road in the San Luis Bay Planning Area east of the community of Avila Beach.
- Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: SUB2014-00065
Supervisory District: 3
Project Planner: James Caruso

APN(s): 076-231-069 & 070
Date Accepted: September 30, 2016
Recommendation: Approval

PLANNING STAFF UPDATES

9. This is the time staff provides updates to the Review Authority for items not on the agenda.

ESTIMATED TIME OF ADJOURNMENT: 10:00 AM

Next Scheduled Meeting: December 5, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY SUBDIVISION REVIEW BOARD

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Subdivision Review Board within 72 hours preceding the Subdivision Review Board meetings are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Subdivision Review Board during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Subdivision Review Board during a meeting so that those extra copies can be immediately distributed to all members of the Subdivision Review Board, County staff and other members of the public who desire copies.

SUBDIVISION REVIEW BOARD MEETING PROCEDURES

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Subdivision Review Board, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Subdivision Review Board and staff prior to the Subdivision Review Board making a decision.

RULES FOR PRESENTING TESTIMONY

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. The meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5718.

